



19 acres/7.7 hectares

US 183 is .57 miles/.9 km east

Utilities

Greenfield

Zoning - Light Industrial

Mr. Hem Ramachandran  
Indus Realty  
3006 Bee Caves Rd., Bldg., D Suite 230  
Austin, TX 78746  
(512) 970-6336 mobile  
(512) 524-3856 facs  
[hemanr@gmail.com](mailto:hemanr@gmail.com)  
[www.indusrealty.homesandland.com](http://www.indusrealty.homesandland.com)



<b>Property</b>				
Total Acreage: <b>19 acres/7.7 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 312 &amp; 342, Sec. X, B</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>.57 mile (.9 kilometers) west of the US 183 intersection on the south side of FM 2243</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>.57 miles (.9 kilometers) east</b>		Type of Zoning: <b>Light Industrial</b>		
Distance to Interstate Highways: <b>10 miles/16.1 kilometers east</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>936 x 811 feet/285 x 247 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes</b>				Shrink/Swell Capacity: <b>Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Rail Served: <b>No</b>		Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Located SW of the 142-acre (57.5 hectares) HEB-Plus anchored Forum Shopping Center on FM 2243.</b>		
Fenced: <b>Yes</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Office/Warehouse or Office/Retail</b>		
Deed Restriction(s): <b>No</b>		Covenants: <b>No</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inches/30.5 cm</b> Pressure: <b>88 psi/607 kilopascal</b>		Sewer - Size of Nearest Line: <b>12 inches/30.5 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm 550 feet/168 meters east of the site</b>		Pressure: <b>Intermediate Pressure at FM 2243 approximately 3,000 feet/914 meters from the site</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Hem Ramachandran</b>	Phone: <b>(512) 338-1400</b>	Facs: <b>(512) 524-3856</b>	Email: <b>hemanr@gmail.com</b>	Web Site: <b>www.indusrealty.homes andland.com</b>
Sales Price <b>Negotiable</b>		Lease Price <b>Not Applicable</b>		
Comments: <b>Very flat, very clean property located catty-corner to the 250,000 square feet (23,226 square meters) HEB-Plus anchored Forum Shopping Center. This site is well served by FM 2243; a major east-west corridor.</b>				